

MINUTES
EXETER TOWNSHIP PLANNING COMMISSION WORKSHOP MEETING
FEBRUARY 3, 2016

The Workshop Meeting of the Exeter Township Planning Commission was held on Wednesday, February 3, 2016 at the Township Hall, 4975 DeMoss Road, Berks County, Pennsylvania. John W. Bittig, Chairman, called the meeting to order at 7:00 p.m. followed by the Pledge to the Flag.

COMMISSION MEMBERS: John W. Bittig, Chairman
Glen Powell, Vice Chair
Mehmet Arslan, Secretary
Hunter Ahrens

OTHERS IN ATTENDANCE: Joseph Rogosky, GVC Consulting Engineer
Linda Seltzer, Recording Secretary

ABSENT: Cheryl Franckowiak, Zoning Officer
Sebastian Sottosanti

LIGHTING

The Planning Commission discussed revising the following in the Lighting Ordinance:

- Section 6.A.1.: add “most current edition” before IESNA Lighting handbook.
- Section 6.A: add new #2 - Deminimus deviations from the lighting intensities and uniformity ratios required by this ordinance may be permitted by the Board of Supervisors upon recommendation of the Exeter Township Planning Commission. Make current #2 & 3 into #3 & 4. Mr. Rogosky will check with Terry Naugle (GVC) if we could strike the original 6.A.2.
- Ratio table possibly needs to be revised to address the amount of lighting waivers – The Ordinance references the Illuminating Engineering Society of North America handbook (IESNA) which the Township does not have a copy. Mr. Ahrens researched during the meeting and found that to acquire a copy of the handbook the cost is \$595.00 for non-members. Mr. Rogosky stated he will check to see if their office has a copy. The Planning Commission asked if GVC could review this. Mr. Rogosky replied that they have not yet been approved to review and make comments. The Planning Commission members agreed that they were not qualified to review this. Mr. Arslan stated that he had a large group that he would ask them if they have something they could share for input. Mr. Rogosky stated that he will also provide samples of other municipalities’ ratio tables for the Planning Commission to review. He further stated that we may be able to expand the ratio to minimize the waiver requests.
- Change 6.C.4. to read: In order to minimize the instance of secondary brightness, new development shall install poles supporting fixtures of 250 watts or greater with a dark finish (less than 35% reflectivity). In the case of existing businesses adding or replacing poles, the Township may allow the poles to match the existing poles.
- Section 6.1.2. changed to read: “sufficient means shall be incorporated to protect light pole fixtures from damage from vehicular traffic.”
- Section 6.1.4.a: change 20’ AFG to 25’ AFG and discussed 6.1.4.b and decided to keep it the same.
- The Planning Commission will discuss further the possibility of a tiered system lighting requirement for subdivision and land development applications.
- Section 7 C.3.: remove “prior to its installation” add – “upon completion of installation”.
- Remove “Section 9.A.2.c – There is a change in use.”
- Mrs. Seltzer will check with Mr. Koontz if modifications need to be made to conform with court decision in “Land v. Exeter Township”.

COMBINE ROC/Restricted Office Commercial & NC/Neighborhood Commercial

The Planning Commission discussed revising and combining ROC & NC with the following changes:

- Single family detached dwelling should be in both combined/districts.
- No impact home based business should be in both combined/districts.
- Convenience Store (no fueling stations) can remain as Special Exceptions – both combined/districts.
- Building Height - 35 feet
- Lot Coverage - 50%
- Paved Area - 50%
- Open area - 20%

The Planning Commission will further discuss combining ROC/NC and HC/SCC districts at their next scheduled meeting February 15, 2015

ADJOURNMENT

MOTION by Mr. Ahrens, seconded by Mr. Arslan to adjourn the February 3, 2016 workshop meeting of the Exeter Township Planning Commission at 9:10 p.m. Motion carried unanimously.

Respectfully Submitted,



Mehmet Arslan,
Secretary
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